

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL ADDENDUM

Wednesday, March 22, 2017
7:00 PM

11. PUBLIC MEETINGS

- (1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS
PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

Report from the Development Services Department:

(7:30 p.m.)

- (B) Application to Amend Zoning Bylaw No. 500
Judith and Jack Winberg
Part of Lots 7, 8 and 9, Plan 110
Reference Plan 65R-20221, Parts 1 to 3
710 Lake Drive North

Report No. DS-2017-0020

Pages 1-8

- Revised elevation drawings for the proposed Bunkie, along with site plan and floor plans

12. REPORTS

- (2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Development Services Department:

- (B) Planning Division Development Application
Forecast and Proposed Management Strategy

Report No. DS-2017-0029

Pages 9-10

- Correspondence from Michael Smith, Secretary-Treasurer for the Georgina Developers Association, expressing support of the initiatives and recommendations of the staff report.

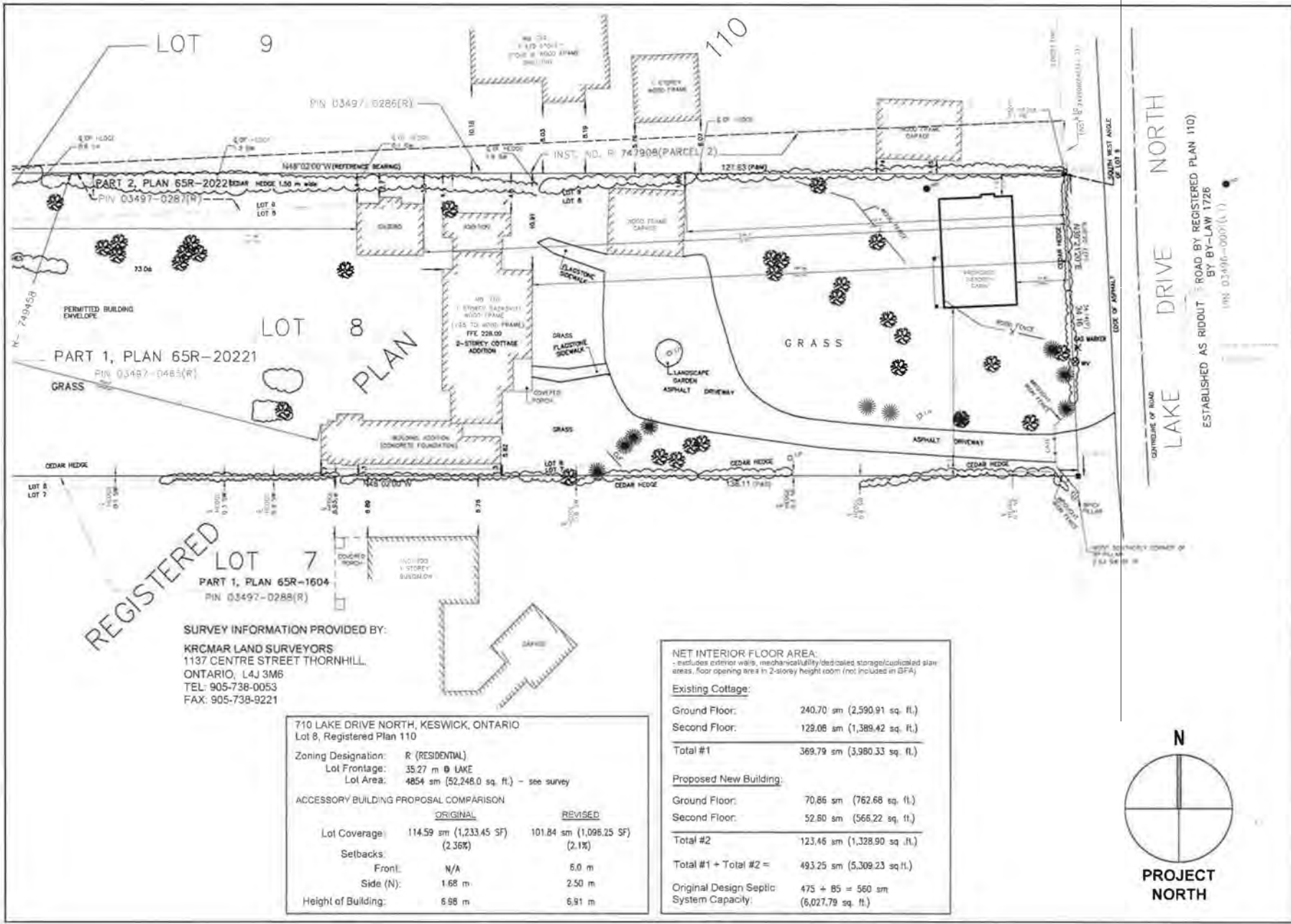
Report from the Recreation and Culture Department:

- (D). Proposed Jackson's Point Harbourfront Redevelopment Plan, South Lake Community Futures Development Corporation (SLCFDC) Funding Application and Rural Economic Development (RED) Program Application

Report No. RC-2017-0010

Page 11

- Email correspondence from Kim Brady submitting comments on the proposed redevelopment of the Jackson's Point Harbour



SURVEY INFORMATION PROVIDED BY:
KRCMAR LAND SURVEYORS
 1137 CENTRE STREET THORNHILL
 ONTARIO, L4J 3M6
 TEL: 905-738-0053
 FAX: 905-738-9221

710 LAKE DRIVE NORTH, KESWICK, ONTARIO
 Lot 8, Registered Plan 110

Zoning Designation: R (RESIDENTIAL)
 Lot Frontage: 35.27 m @ LAKE
 Lot Area: 4854 sm (52,248.0 sq. ft.) - see survey

ACCESSORY BUILDING PROPOSAL COMPARISON		
	ORIGINAL	REVISED
Lot Coverage:	114.59 sm (1,233.45 SF) (2.36%)	101.84 sm (1,096.25 SF) (2.1%)
Setbacks:		
Front:	N/A	6.0 m
Side (N):	1.68 m	2.50 m
Height of Building:	6.98 m	6.91 m



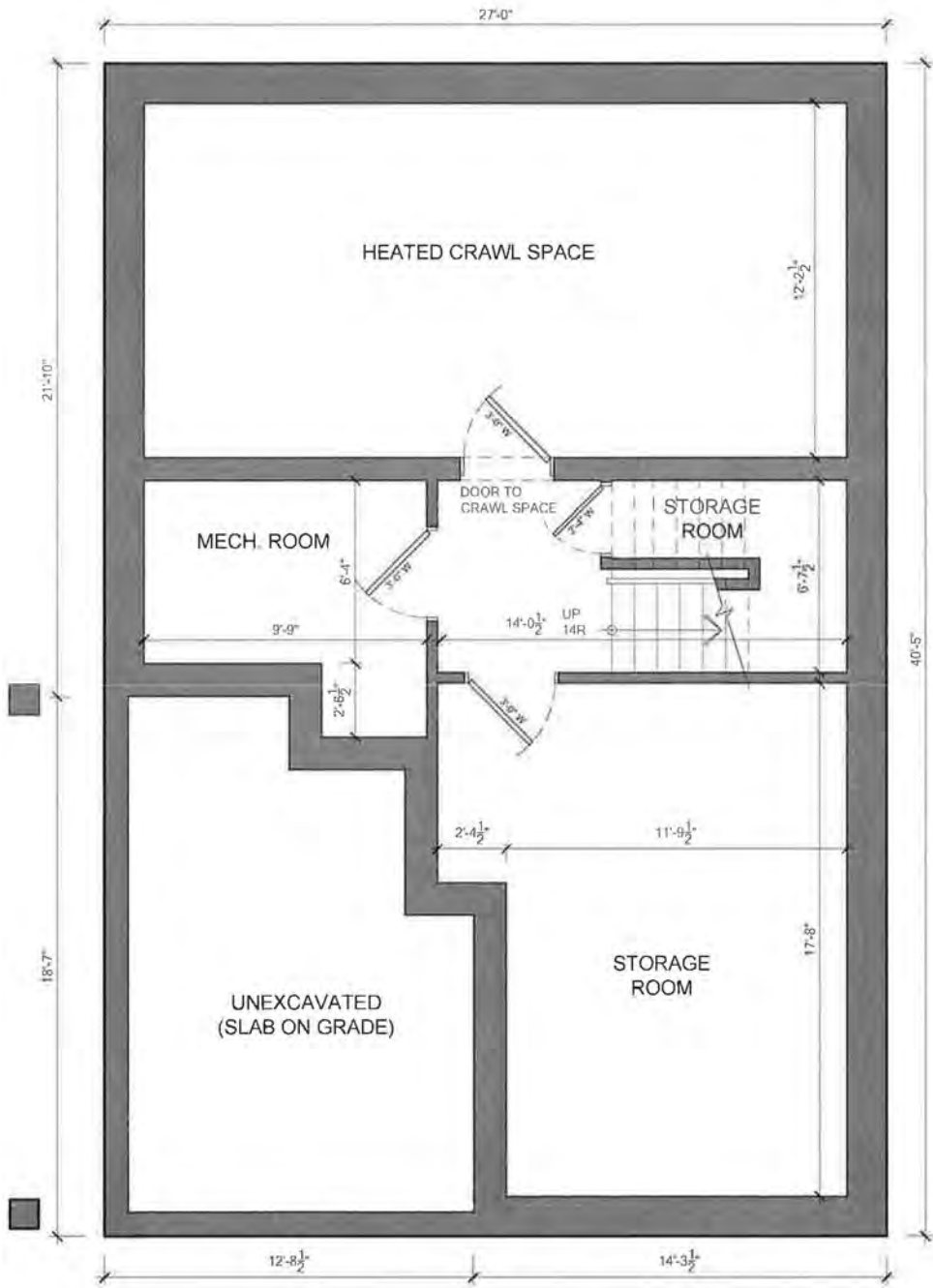
PROJECT NO: 16-03 A0.0
 ORCL NO:

PROJECT TITLE: PROPOSED 1 1/2-STORY STAND-ALONE CABIN
 710 LAKE DRIVE NORTH, KESWICK, ONTARIO

SHEET TITLE: PARTIAL SITE PLAN & AREA STATISTICS

DRAWN BY: PC
 CHECKED BY:
 DATE: 07 MAR 2017
 SCALE: 1/32" = 1'-0"

PEGGY CHIU ARCHITECT INC.
 150 MERRICK STREET SUITE 200 (KESWICK) ONTARIO CANADA L4W 4Z2
 T: 905.887.6888 F: 905.887.6889 www.peggychiuarchitect.com



BASEMENT AREA (EXCL. CRAWL SPACE) = 397.2 SF

PEGGY CHIU ARCHITECT INC.
 13A MERTON STREET, SUITE 505 TORONTO, ONTARIO CANADA M4S 2Z7
 T: 416 881 8232 F: 416 487 6338 www.peggychiuarchitect.ca

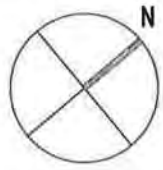
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710 LAKE DRIVE NORTH, KESWICK, ONTARIO

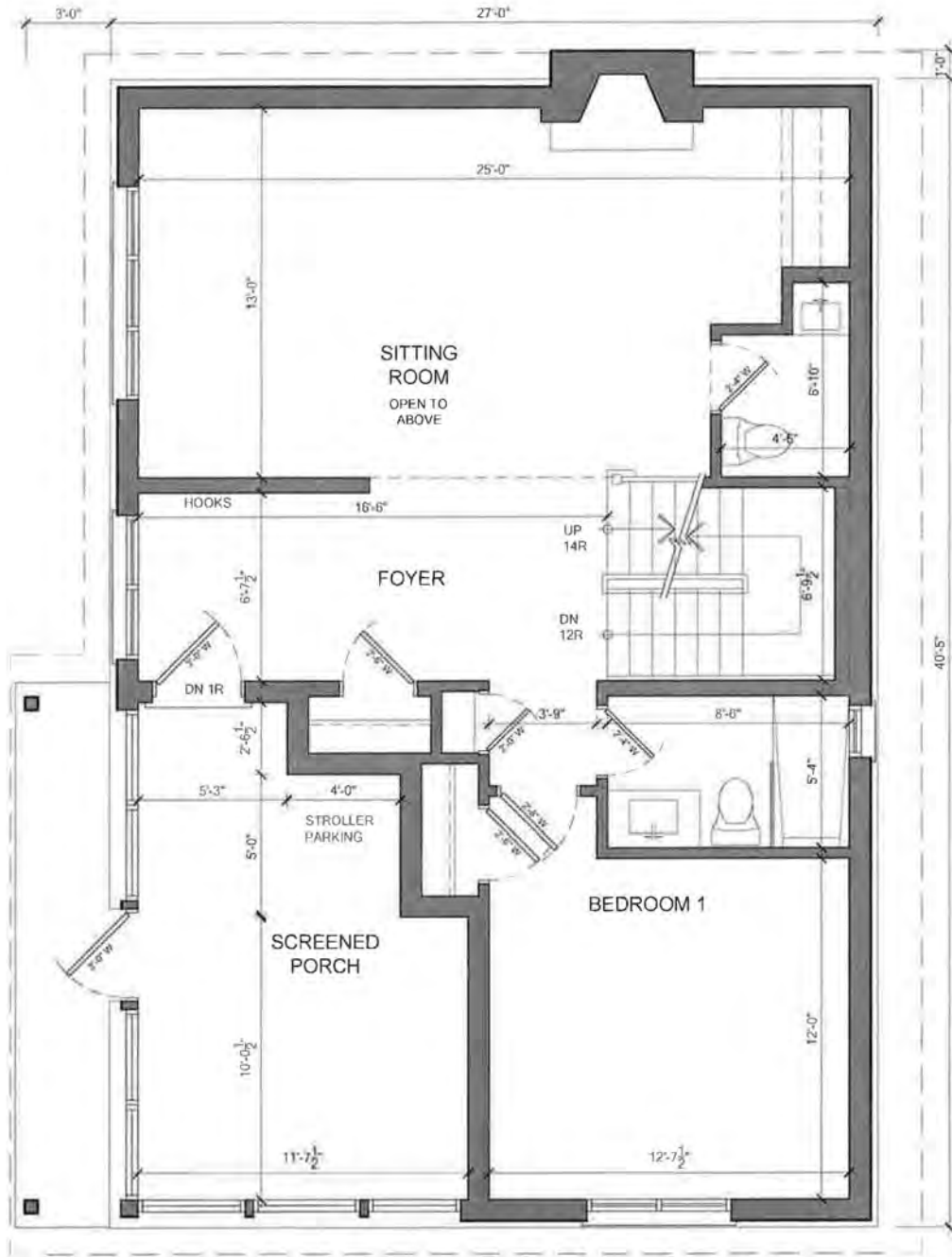
SHEET TITLE
PROPOSED BASEMENT PLAN

PROJECT NO. DWG. NO.
16-03 A1.0

DATE PLOTTED: 07 MAR 2017 10:44:22 AM

DRAWN BY: PC CHECKED BY: DATE: 07 MAR 2017 SCALE: 1/4" = 1'-0"





PROPOSED GROUND FLOOR AREA (EXCL. SCREENED PORCH) = 920.92 SF
 TOTAL PROPOSED FLOOR AREA (ABOVE GRADE) = 1,653.71 SF
 PROPOSED LOT COVERAGE = 1,096.25 SF (2.1%)

PEGGY CHIU ARCHITECT INC.
 124 BAYVIEW STREET SUITE 805 TORONTO ONTARIO CANADA M4S 2Z2
 T 416 927 8333 F 416 927 8332 www.peggychiuarchitect.ca

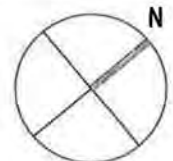
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 PROPOSED 1 1/2-STORY STAND-ALONE CABIN
 710 LAKE DRIVE NORTH, KESWICK, ONTARIO

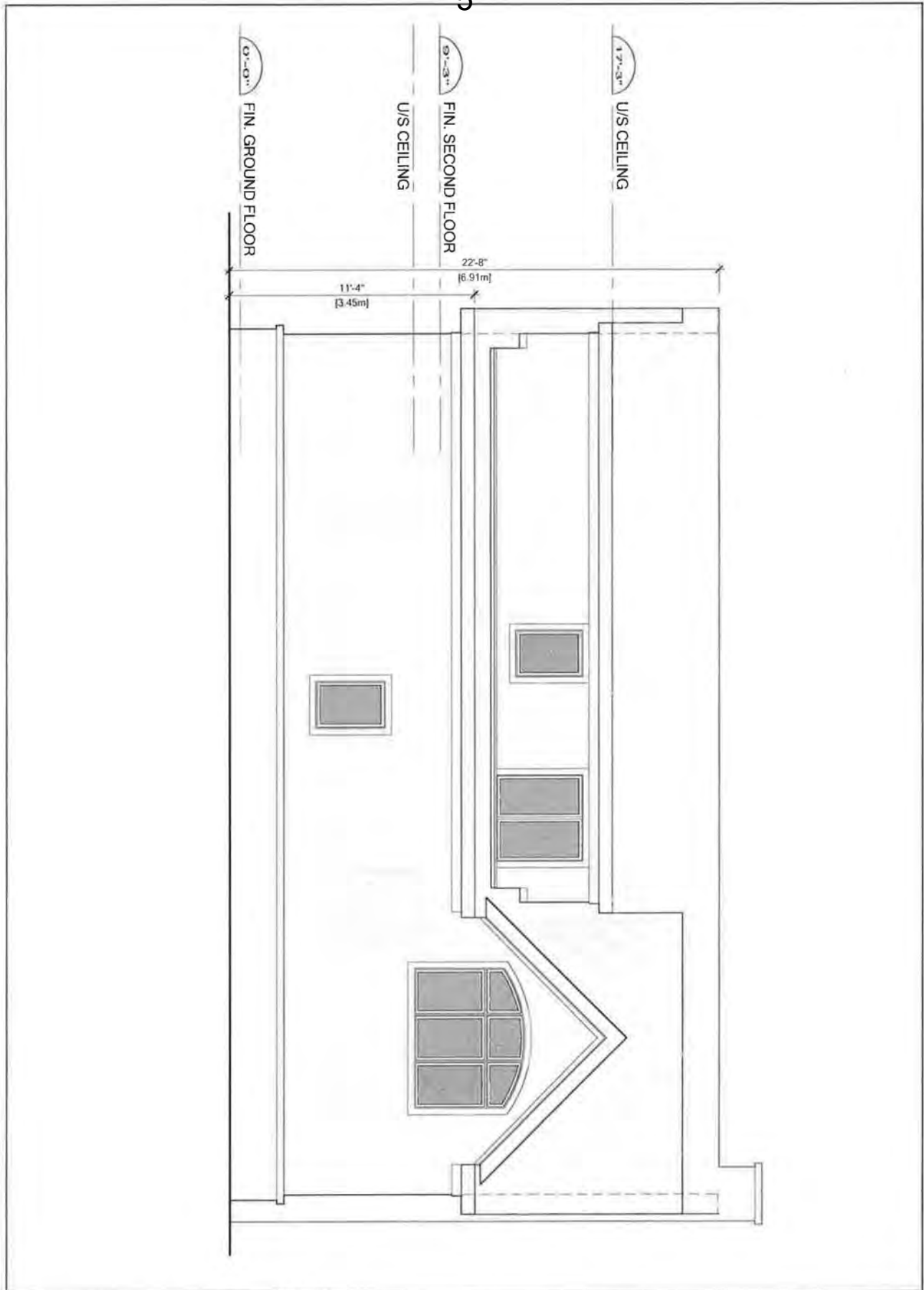
SHEET TITLE:
 PROPOSED GROUND FLOOR PLAN

PROJECT NO: DWC, NI

16-03 A1.1

DRAWN BY: PC CHECKED BY: — DATE: 07 MAR 2017 SCALE: 1/4" = 1'-0"





PEGGY CHIU ARCHITECT INC.
 134 MERTON STREET SUITE 508 1ST FLOOR ONTARIO CANADA M3S 2Z2
 T: 416 467 8332 F: 416 467 8326 www.peggychiuarchitect.ca

PROJECT TITLE
PROPOSED 1 1/2-STOREY STAND-ALONE CABIN
710 LAKE DRIVE NORTH, KESWICK, ONTARIO

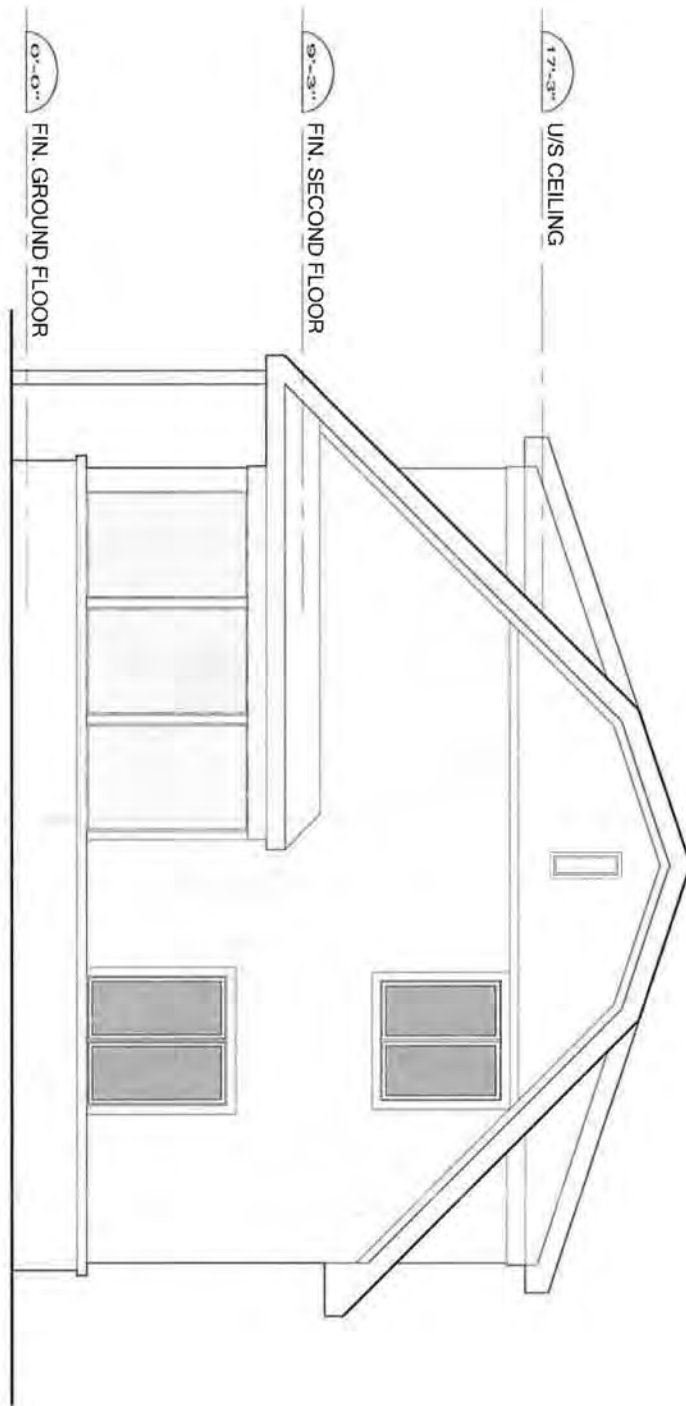
SHEET TITLE
PROPOSED FRONT (EAST) ELEVATION

PROJECT NO: DWG. NO

16-03 A2.0

DRAWN BY: CHECKED BY: DATE SCALE
 PC 07 MAR 2017 1/4" = 1'-0"

0 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



PEGGY CHIU ARCHITECT INC.
 124 MERTON STREET SUITE 102 TORONTO ONTARIO CANADA M5S 2Z2
 T: 416 467 9337 F: 416 467 8339 www.peggychiuarchitect.ca

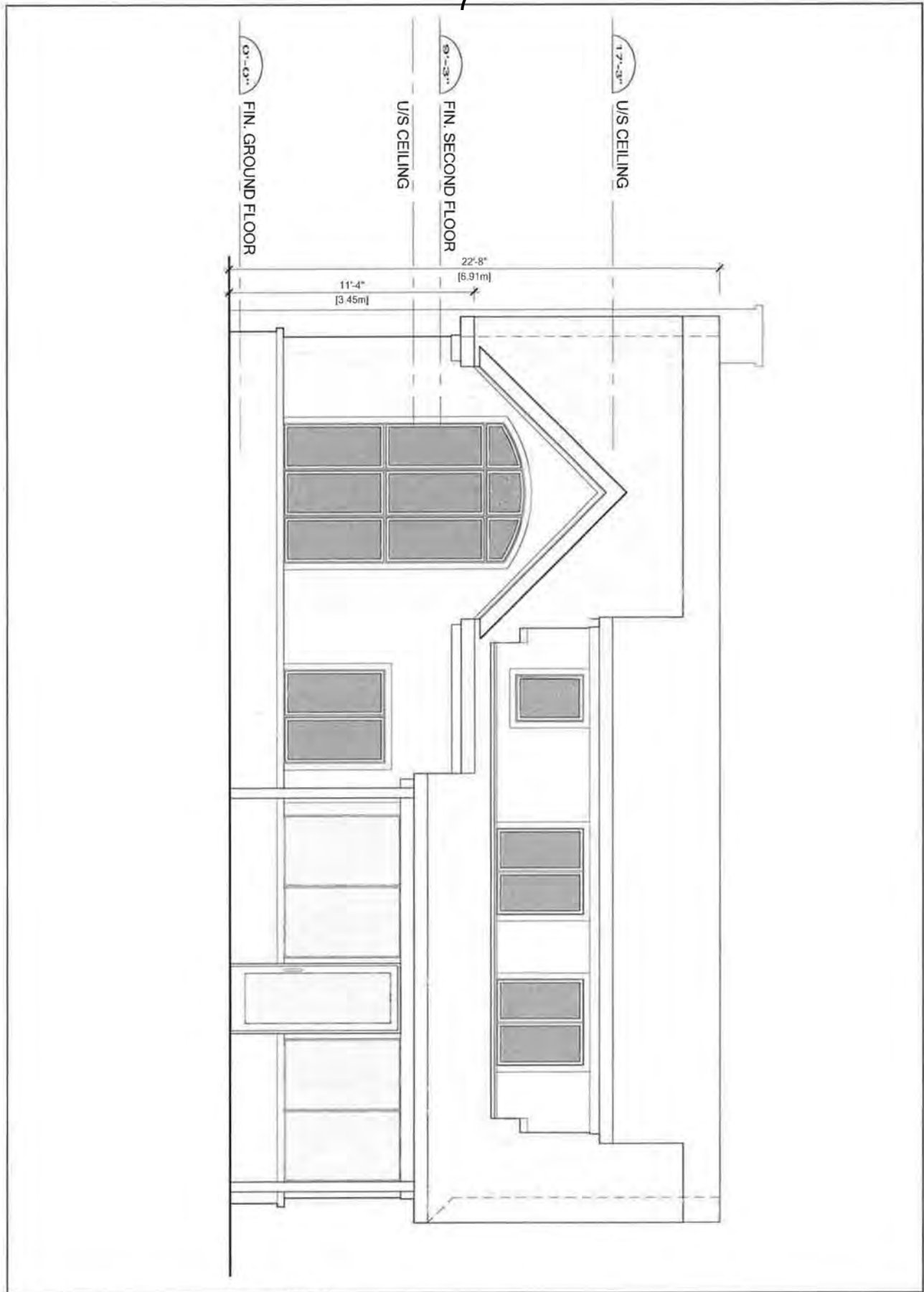
PROJECT TITLE
PROPOSED 1 1/2-STOREY STAND-ALONE CABIN
710 LAKE DRIVE NORTH, KESWICK, ONTARIO

SHEET TITLE
PROPOSED SOUTH SIDE ELEVATION

PROJECT NO. 7795_01

16-03 A2.1

DRAWN BY: PC CHECKED BY: — DATE: 07 MAR 2017 SCALE: 1/4" = 1'-0"



PEGGY CHIU ARCHITECT INC.
 124 MERTON STREET SUITE 308 TORONTO ONTARIO CANADA M5S 2S2
 T 416 467 8333 F 416 917 1120 www.peggychiuarchitect.ca

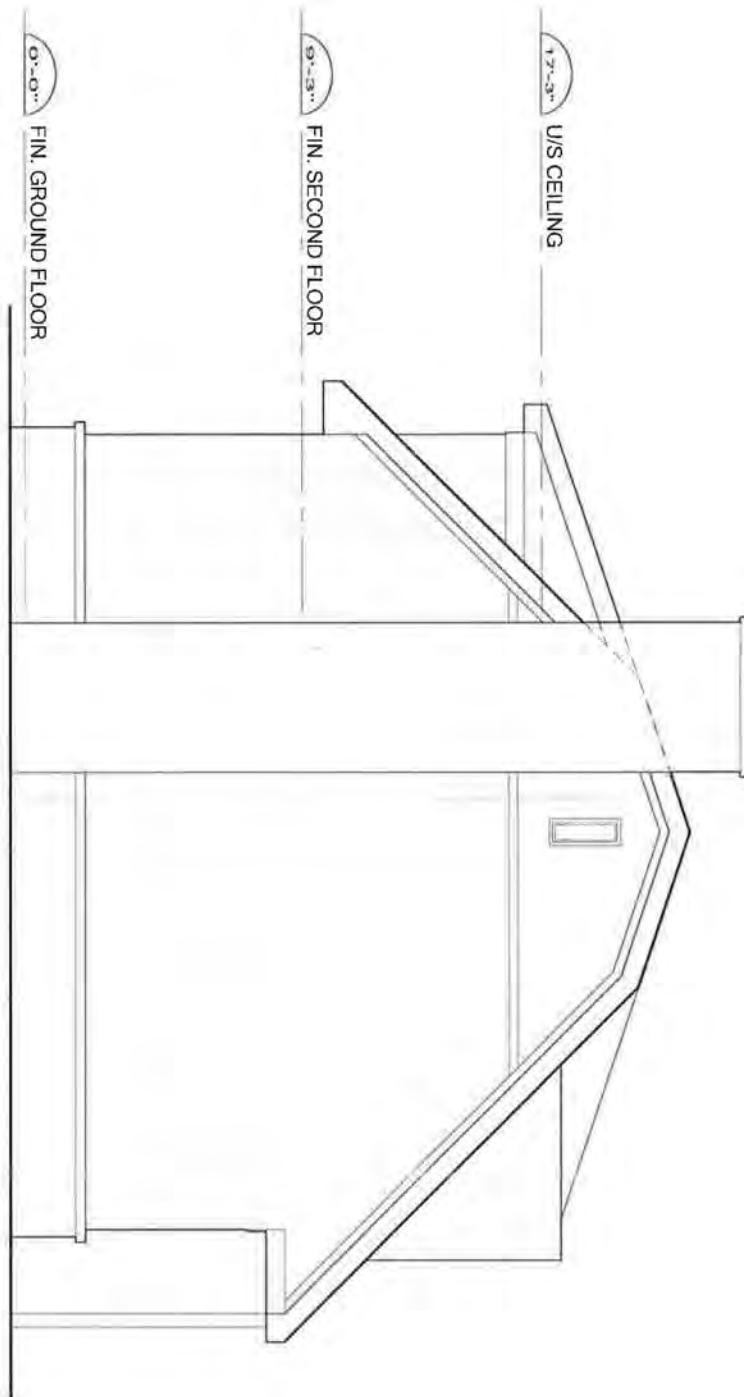
PROJECT TITLE
PROPOSED 1 1/2-STOREY STAND-ALONE CABIN
710 LAKE DRIVE NORTH, KESWICK, ONTARIO

SHEET TITLE
PROPOSED REAR (WEST) ELEVATION

PROJECT NO: DWG. NO

16-03 A2.2

DRAWN BY: CHECKED BY: DATE SCALE
 PC — 07 MAR 2017 1/4" = 1'-0"



PEGGY CHIU ARCHITECT INC.
 124 MERTON STREET SUITE 106 TORONTO ONTARIO CANADA M4S 3Z2
 T: 416 467 8333 F: 416 467 8332 www.peggychiuarchitect.com

PROJECT TITLE
PROPOSED 1 1/2-STOREY STAND-ALONE CABIN
710 LAKE DRIVE NORTH, KESWICK, ONTARIO

SHEET TITLE
PROPOSED NORTH SIDE ELEVATION

PROJECT NO: DRG. NO:

16-03 A2.3

DRAWN BY: PC CHECKED BY: DATE 07 MAR 2017 SCALE 1/4" = 1'-0"

Georgina Developers Association

*c/o Michael Smith Planning Consultants; Development Coordinators Ltd.
19027 Leslie Street, Suite 200, Box 1010, Sharon, ON., L0G 1V0*

March 17, 2017

Mayor and Council
Town of Georgina
26557 Civic Centre Road, RR#2
Keswick, ON., L4P 3G1

Dear Mayor and Council:

Re: Report DS-2017-0029 of Development Services Department
*Planning Division Development Application Forecast
And Proposed Management Strategy*

The Georgina Developers Association (GDA) represents the development industry in Georgina; however, its members have experience developing in municipalities throughout southern Ontario. In this regard, the GDA believes it is well suited to put forward ideas for the Town's consideration on how to expedite the planning approval processes in Georgina.

The GDA has reviewed Report DS-2017-0029, *Planning Division Development Application Forecast and Proposed Management Strategy*, being considered by Council on March 22, 2017. As noted in the report, the Town Staff met with representatives from the GDA on February 22nd, 2017 to discuss ways in which the planning processes in Georgina could be improved upon. To the extent that the LSRCA inputs into the planning process, its representatives also attended the meeting.

Section 4.1.1 of the report, Meeting with Georgina Developers Association, summarizes the general content of the discussions from our meeting. The GDA is supportive of Town Staff and the efforts provided by all in their consideration of our development applications. But, as was discussed with Staff, the GDA believes that measures need to be implemented to stay abreast of the demand for planning approvals, including timely scheduling of public meetings.

In conclusion, we are writing to express our support for the initiatives and recommendations set forth in Report DS-2017-0029. We appreciate Staff's timely response to our concerns and look forward to continuing our work with the Town in all development-related matters of interest to the GDA.

Yours truly,

A handwritten signature in blue ink that reads "Michael R. Smith". The signature is written in a cursive style with a large, prominent "M" and "S".

Michael Smith, MCIP, RPP
Secretary-Treasurer, GDA

- c. GDA
Winanne Grant
Harold Lenters
Velvet Ross

Carolyn Lance

Subject: FW: Jackson's Point Harbour

From: P&KBrady

Sent: Saturday, March 18, 2017 4:18 PM

To: Margaret Quirk; Dave Harding; Dave Neeson; Naomi Davison; Dan Fellini; Frank A. Sebo

Cc: Wayne Phillips; Karen Wolfe

Subject: Jackson's Point Harbour

Dear Madam Mayor and Members of Council,

It's exciting to think about change and new ideas for the Jackson's Point harbour area, but it's important to take a balanced and fiscally responsible approach. With this in mind, I'd like to submit a few thoughts/comments for your consideration:

LSRCA - Any development must comply with LSRCA restrictions as per LSRCA Watershed Development Guidelines, including section 6.2.1 setbacks (30 metre setback from the high water mark) and section 6.2.2 (c) restriction based on current zoning (where the **current** zoning permits the development of a habitable structure), noting that the current zoning for the Bonnie Boats property is Tourist/Commercial, not Residential. All other landowners have been required to adhere to LSRCA guidelines and any proposed development must follow the same standards.

Bonnie Park – Ensure that Bonnie Park is retained and preserved for the enjoyment of present and future residents and to facilitate lake access for all. Hopefully there are no plans to sell/trade any portion of it. Access to the lake is rapidly disappearing for those not fortunate enough to own direct lakefront property, so it is even more important that this access point be preserved. The park is also of historic significance to Jackson's Point.

JP Harbour Redevelopment Report – The original report from the 2009 charrette provided some interesting ideas but they were of the 'blue sky' variety and nothing ever came of it. If anything was to be done to lay the foundation for a long-term redevelopment plan, that was an ideal time to do so, while the Twin Seasons/Lionshead Resort buildings were empty and in disrepair and the property ripe for a new vision. Since then, it has seen significant investment (hopefully for the long term) as the Ramada. Now, Bonnie Boats has been sold to a development company that more than likely has plans for the property. With two of the three properties that were the main focus of the charrette now out of the picture, the need for another redevelopment plan seems redundant.

From the standpoint of a beleaguered taxpayer, I question the need to spend \$90,000 to save \$45,000; however you spin it, it's still \$90,000 of taxpayer money. If there is justification to incur the cost of another report, then using The Planning Partnership under a sole source vendor procurement makes sense; they did the 2009 charrette with enthusiasm, inclusivity and professionalism. However, I do not understand the inclusion of the Ontario Water Centre, especially under a sole source process. For the sake of transparency and fairness, should this portion not have have gone through RFP or competitive bid process?

Whatever the outcomes, I look forward to an interesting and exciting spring as change comes to the area.

Regards,

Kim Brady